

## *St. Louis City Ordinance 63256*

FLOOR SUBSTITUTE

BOARD BILL NO. [94] 172

INTRODUCED BY ALDERMAN JOSEPH RODDY

An ordinance approving Community Unit Plan Application Number Seven (7) providing for the development of an approximately 15.2 acre tract in an area bounded generally by Oakland Avenue to the north, Crescent Avenue to the south, Graham Avenue to the west, and Hampton Avenue to the east, and being more fully described in the body of this ordinance and further providing for the development in accordance with plans filed with the Zoning Administrator and the Community Development Commission.

WHEREAS, Section 26.80.070 of the Zoning Code of the City of St. Louis provides for exceptions to the uses, height and area provisions of the Zoning Code in the case of certain Community Unit Plan developments for tracts in excess of fifteen (15) acres; and

WHEREAS, the tract of land in question is approximately 15.2 acres which is located in the "A" Single-Family Dwelling District, "D" Multiple-Family Dwelling District, and "F" Neighborhood Commercial and Office District; and

WHEREAS, pursuant to and in conformance with Section 26.80.070, an application for a Community Unit Plan Development designated as application number Seven (7) has been filed with the Zoning Administrator and the Community Development Commission; and

WHEREAS, after the Board of Aldermen has approved said Community Unit Plan Development, said development must be recorded in the office of the Recorder of Deeds of the City of St. Louis before the Zoning Administrator may issue its "permit to proceed."

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

BEGINNING at the intersection of the South right-of-way line of Oakland Avenue, 50 feet wide, with the West right-of-way line of Hampton Avenue, 80 feet wide; thence south 08 degrees 34 minutes 30 seconds West 227.28 feet along said West right-of-way line of Hampton Avenue, 80 feet wide, to the north right-of-way line of Clayton Avenue, 60 feet wide; thence south 63 degrees 03 minutes 38 seconds west 414.58 feet along said north right-of-way line of Clayton Avenue, 60 feet wide, to the north right-of-way line of Berthold

Avenue, 60 feet wide; thence north 81 degrees 44 minutes 55 seconds west 145.13 feet along said north right-of-way line of Berthold Avenue, 60 feet wide, to a point; thence south 08 degrees 16 minutes 35 seconds west 102.36 feet to said north right-of-way line of Clayton Avenue, 60 feet wide; thence south 51 degrees 17 minutes 29 seconds east 65.86 feet to a point, said point being the intersection of the south right-of-way line of said Clayton Avenue, 60 feet wide, with the west line of the North/South alley in said city block 2781N; thence south 08 degrees 33 minutes 15 seconds west 94.35 feet and south 26 degrees 26 minutes 16 seconds east 12.21 feet along said west line of said alley to a point; thence north 81 degrees 43 minutes 06 seconds west 30.17 feet to a point; thence south 08 degrees 33 minutes 15 seconds west 140 feet to the north right-of-way line of Crescent Avenue, 60 feet wide; thence north 81 degrees 43 minutes 06 seconds west 150 feet along said north right-of-way line of Crescent Avenue, 60 feet wide, to a point; thence north 08 degrees 33 minutes 15 seconds east 195.41 feet to said north right-of-way line of Clayton Avenue, 60 feet wide; thence south 63 degrees 03 minutes 38 seconds west 303.46 feet along said north right-of-way line of Clayton Avenue, 60 feet wide, to a point, said point being the intersection of said north right-of-way line of Clayton Avenue with the west line of said north/south alley in city block 2782E; thence north 08 degrees 16 minutes 35 seconds east 105.51 feet along west line of said alley to a point; thence north 81 degrees 43 minutes 12 seconds west 40 feet to a point; thence south 08 degrees 16 minutes 35 seconds west 133.74 feet to said north right-of-way line of Clayton Avenue, 60 feet wide; thence south 63 degrees 03 minutes 38 seconds west 48.96 feet along said north right-of-way line of Clayton Avenue, 60 feet wide, to a point; thence north 08 degrees 16 minutes 35 seconds east 161.98 feet to a point; thence north 81 degrees 43 minutes 12 seconds west 39.83 feet to a point; thence south 08 degrees 16 minutes 35 seconds west 50 feet to a point; thence north 81 degrees 43 minutes 12 seconds west 100 feet to the east right-of-way line of Graham Avenue, 60 feet wide; thence north 08 degrees 16 minutes 35 seconds east 303.89 feet along said east right-of-way line of Graham Avenue, 60 feet wide, and its direct prolongation northwardly to said north right-of-way line of Berthold Avenue, 60 feet wide; thence north 81 degrees 44 minutes 55 seconds west 111.05 feet along said north right-of-way line of Berthold Avenue, 60 feet wide, to the east right-of-way line of Graham Avenue, 60 feet wide, said point being the southwest corner of said city block 4593; thence north 07 degrees 34 minutes 20 seconds east 197.25 feet along said east right-of-way line of Graham Avenue, 60 feet wide, to a point; thence south 81 degrees 46 minutes 20 seconds east 100 feet to a point; thence north 07 degrees 34 minutes 20 seconds east 18.50 feet to a point; thence south 01 degree 46 minutes 20 seconds east 121.36 feet to a point; thence north 07 degrees 34 minutes 20 seconds east 24

feet to a point; thence north 81 degrees 46 minutes 20 seconds west 20 feet to a point; thence north 07 degrees 34 minutes 20 seconds east 26 feet to a point; thence north 81 degrees 46 minutes 20 seconds west 1.36 feet to a point; thence north 07 degrees 34 minutes 20 seconds east 200 feet to said south right-of-way line of Oakland Avenue, 50 feet wide; thence south 81 degrees 46 minutes 20 seconds east 986.16 feet along said south right-of-way line of Oakland Avenue, 50 feet wide, to a point, said point being the point of beginning.

EXCEPTING therefrom the following described tract: A tract of land being part of city block 4593 and part of Berthold Avenue, 60 feet wide, in the City of St. Louis, and being more particularly described as follows:

BEGINNING at a point on the centerline of Berthold Avenue, 60 feet wide, said point being distant south 81 degrees 44 minutes 55 seconds east 114.32 feet from the intersection of said centerline of Berthold Avenue, 60 feet wide, with the northwardly prolongation of the east right-of-way line of Graham Avenue, 60 feet wide; thence north 07 degrees 34 minutes 20 seconds east 190 feet to a point; thence south 81 degrees 44 minutes 55 seconds east 60.28 feet to a point; thence south 07 degrees 34 minutes 20 seconds west 190 feet to said centerline of Berthold Avenue, 60 feet wide; thence north 81 degrees 44 minutes 55 seconds west 60.28 feet along said centerline to a point, said point being the point of beginning.

SECTION TWO. Upon adoption of this ordinance and approval by the Mayor, the application for the Community Unit Plan and all accompanying documents, exhibits and instruments shall be transmitted to the City Register, who shall record same wit the Recorder of Deeds, and upon the return of said documents, keep them on permanent file in the City Register's Office.

Legislative History				
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
06/10/94	06/10/94	HUDZ		
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
06/03/94			07/08/94	07/15/94
ORDINANCE	VETOED		VETO OVR	

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